

RESOLUTION NO. ___ of 2013

APPEAL

A RESOLUTION OVERTURNING THE DECISION OF THE METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS IN CASE NO. BAC-153-13 AND OTHERWISE PROVIDING WITH RESPECT THERETO

WHEREAS, CASE NO. BAC-153-13, Appeal by EVAN MARLOWE for approval of a Special Exception Use, variance in the hours of operation, in a B-2, Neighborhood Business District to permit a restaurant with the on-premise consumption of high alcoholic content beverages operating to 12 midnight on property located on the east side of Centenary, 200 feet north of Olive, legally described as: That certain lot of parcel of land described as: Begin at a point 130.75 feet north and 30 feet east of the intersection of the centerlines of Centenary Blvd & Olive Street located in the NE/4 of Sect 6, T17N, R13W, Shreveport, Caddo Parish, LA, run thence north 55.25 feet along the east R/W line of Centenary Blvd & to the POB. From said POB continue north along the east R/W line of Centenary 55.25 feet; thence run east 126.5 feet; thence run south parallel with the east R/W line of Centenary 55.25 feet; thence run west to the starting point 126.5 feet, Shreveport, Caddo, LA has been considered and DENIED at a public hearing by the Metropolitan Shreveport Zoning Board of Appeals.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Shreveport in due, legal and regular session convened, that the Zoning Board of Appeals decision in Case No. BAC-153-13 is overturned and the application is hereby approved subject to compliance with the following stipulations:

- 1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Zoning Board of Appeals.**
- 2. Alcohol and food service and/or sales shall be restricted to the areas specifically designated for this purpose on the floor plan.**
- 3. Receipts from food sales shall be at least 60% of the gross food and alcoholic beverage sales. Food services shall be available at any time the restaurant is open for business.**

BE IT FURTHER RESOLVED that if any provision of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items or applications and to this end the provisions of this resolution are hereby declared severable.

BE IT FURTHER RESOLVED that all resolutions or parts thereof in conflict herewith are hereby repealed.

**BAC-153-13
EVAN MARLOWE**

ZONING BOARD OF APPEALS
LAND USE REPORT – DECEMBER 11, 2013

APPEAL

id

CASE NO:	BAC-153-13: 1911 Centenary Blvd.	District: B/Everson
APPLICANT:	EVAN MARLOWE	District: 3/Williams
LAND OWNER:	Same	
LOCATION:	East side of Centenary Blvd. 200' north of Olive St.	
ZONING:	Special Exception Use in a B-2 District	
PROPOSED:	Restaurant with the on-premise consumption of high alcoholic content beverages operating to 2 a.m.	

GENERAL INFORMATION:

- The applicant is requesting approval to have a restaurant at this location with the on-premise consumption of high alcoholic content beverages.
- Case No. BAC-73-13 for a lounge at this location was denied in June of this year.
- The same applicant is now proposing to operate a restaurant and understands that he must sell 60% in food sales to be considered a restaurant or his approval would become null and void.
- This site was originally opened in the '80s as Enoch's Café and has had a number of approvals, the past approval (BAC-104-01) being for a restaurant with alcohol.
- Case No. BAC-30-92 approved a restaurant at this location operating to 2 AM, therefore the applicant can legally operate a restaurant until his proposed hours of midnight.

SITE PLAN CONSIDERATIONS:

- The structure has 1,700 square feet.
- 17 parking spaces are required with 27 being provided.
- The site plan is showing a screened patio with 4 tables.

PUBLIC'S ASSESSMENT

There was no opposition present, however, concerns were stated by the Highland Restoration Association.

BOARD'S DECISION

Citing parking and various other problems, and noting that the floor plan submitted shows only 4 tables for dining (more like a lounge than a restaurant), the Board voted 6-0 to deny this application.

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Zoning Board of Appeals approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.

Special Exception Use approvals expire within 1 year if the property is not developed for the approved use.

BAC-153-13

Wyandotte

B-1

Centenary

Wyandotte

Taliaferro

Wichita

Wichita

R-3

Topeka

R-3

Topeka

B-2-E

B-2

B-2-E

Olive

B-2

500 Ft.

R-1H

R-2

Merrick

Notification Area

Centenary

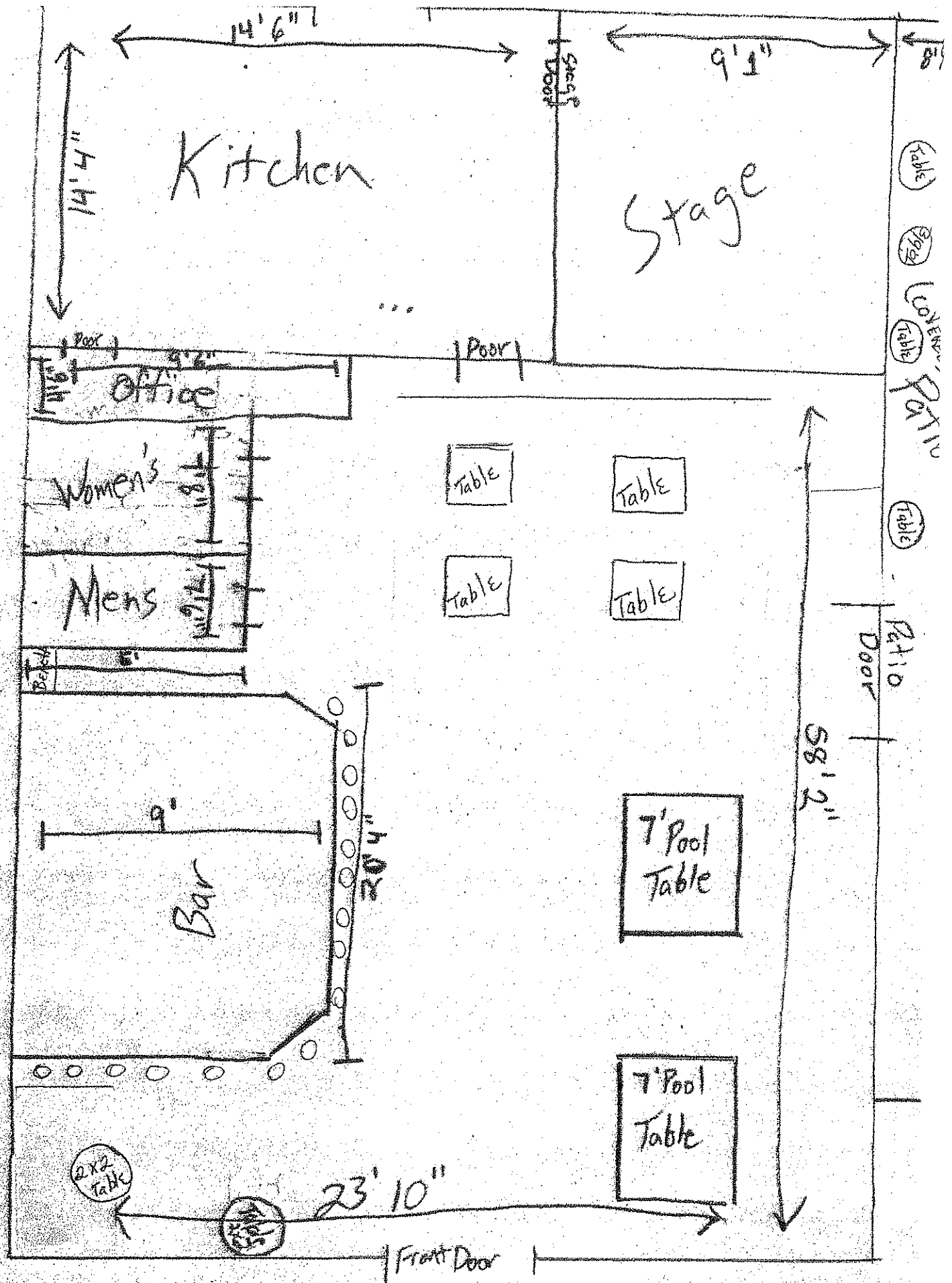
R-1H

College

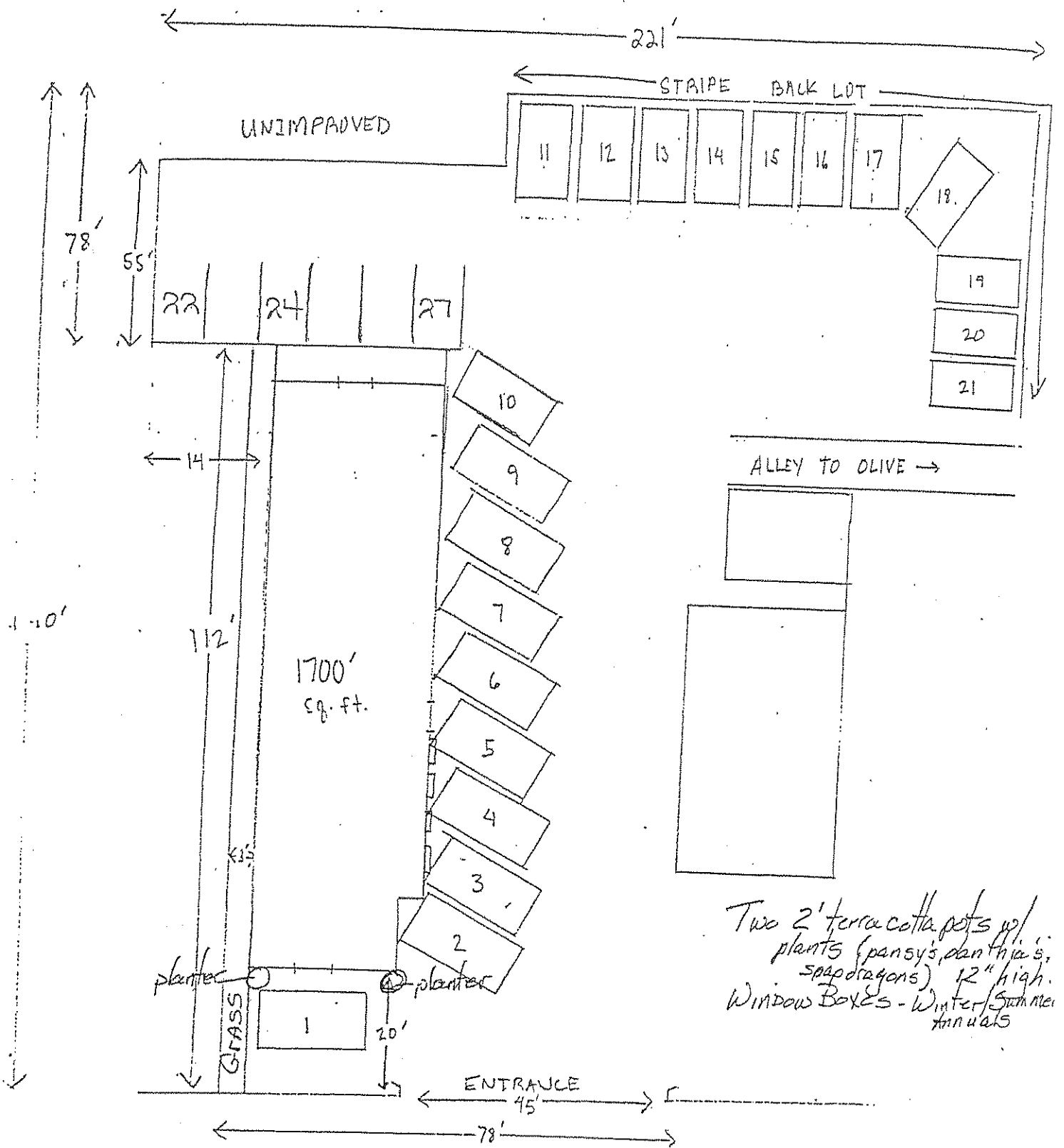
Alexander



1 Inch = 200 Feet



BAC-153 '13



Two 2' terra cotta pots w/
plants (pansys, dantias,
spadragons) 12" high.
Window Boxes - Winter/Summer
Annuals

1911 CENTENARY BLVD. BAC-104'01
BAC-153'13

APPLICATION:

☒ CITY CASE

☐ ISH CASE

APPLICANT'S NAME:

Evan Marlowe

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information).

Pat Marlowe

MAILING ADDRESS FOR ALL CORRESPONDENCE:

1911 Centenary Blvd.

PHONE:

318-670-3064

(between 8:00 & 5:00)

Shreveport, LA

ZIP CODE:

71101

FAX:

SPECIAL EXCEPTION REQUEST:

☐ Church Use

☐ Mobile Home

☐ Secondary Residential Structure

☐ Package Liquor

☐ Package Beer

☒ Package wine & beer (high alcoholic content wine & beer)

☐ Drive thru or pick up window

☐ Tavern (beer only)

☐ Lounge (high alcoholic content beverages)

☐ *Restaurant with Beer sales only

☒ *Restaurant with Liquor & Beer sales

*Please Note- Restaurant use requires that a minimum of 60% of total restaurant sales shall be from the sale of food with no more than 40% from the sale of alcohol and/or beer.

☒ Other Wine & Beer

VARIANCE REQUEST:

☐ Front Yard

☐ Side Yard

☐ Rear Yard

☐ Site Area

☐ Parking

☒ Hours of Operation

☐ Other

EXISTING ZONING:

B-2

EXISTING USE:

Restaurant

PROPOSED USE:

Restaurant

ADDRESS OF SITE:

1911 Centenary Blvd.

General block numbers will be sufficient for undeveloped property

ASSESSORS ACCOUNT NUMBER:

171306-001-0055-00

Found on tax notice - example: 171413-057-0047-00

LEGAL DESCRIPTION:

See Attached Resolution

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: **The property owner's signature is mandatory. ALL owners must sign.** All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. **If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.**

Evan Marlowe

Name

115 E Topexi St. Spout, LA

Address

[Signature]

Signature

Name

Address

Signature

Name

Address

Signature

**STATEMENT OF INTENT
VARIANCES AND SPECIAL EXCEPTIONS**

APPLICANT'S NAME: Evan Marlowe

REASON FOR EXCEPTION OR VARIANCE (be specific): _____

Restaurant w/ wine + Beer for on premise
consumption with outside dining

SQUARE FEET OF PROPERTY: 25,358 sq. ft.

SQUARE FEET OF STRUCTURE(S) 1,750 sq. ft.

PARKING SPACES REQUIRED: 17 SPACES PROVIDED: 27

PLEASE STATE YOUR PROPOSED HOURS OF OPERATION 11AM - Midnight
(not necessary for residential uses)

THE FOLLOWING ARE THE TYPICAL HOURS OF OPERATION FOR COMMERCIAL USES

PLEASE NOTE: To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page.

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

*** PLEASE ANSWER THE FOLLOWING ONLY IF IT APPLIES TO YOUR REQUEST ***

CHURCH USE REQUESTS: (Please note: each standard pew seat is 18" wide)

Length of pews in sanctuary _____ Total number of pews in sanctuary _____

Total number of seats in the sanctuary _____

Please note: An Interior floor plan showing total number of pews will be required. Your figures need to match the site plan submitted.

(No Subject)

From: kristykruger@gmail.com

Sent: Wed 12/11/13 11:49 AM

To: tribalburning@hotmail.com (tribalburning@hotmail.com)

SUPPORT

My name is Kristy Kruger. It is my deepest regret that I am not there in person today. I feel so passionately about supporting Hotshots that I had planned to be at your meeting today. However, weather conditions in the Dallas area have prevented me from attending. But I hope that you will listen to me just the same.

I am a singer-songwriter and national touring artist from Dallas, Texas. I am dedicated to preserving early American music. I spend my time researching and learning early American folk, blues, jazz and country songs. My greatest passion is preserving American history through music and sharing it with audiences across the United States, who may otherwise not be exposed to our deeply rich musical culture.

I was recently introduced to Marc Marlowe, co-owner of Hot Shots, who booked me as a performer in hopes to drum up some business for his establishment. As we got closer to my performance date, Marc informed me that Hot Shots was not approved for their liquor license and they would be unable to sell alcohol in their bar.

Instead of canceling, Marc was so kind and hopeful that our show would go well, that he kept his commitment to me, regardless of the fact that he could not sell enough alcohol to cover my performance fee.

Marc wanted his venue to be a place where local artists could perform and develop their craft. He wanted to help touring artists, like myself, find work on the road. However, the harsh reality of not being able to sell alcohol, meant that there were very few people at my performance. There is no way that Marc met his overhead to pay me that evening. Absolutely no way. But he paid me anyway, and he did so graciously.

I would like to take a moment to tell you about the kind of people the Marlowes are. They appear to be quite humble, so I don't know if they are telling you themselves. Hot Shots is a family run business - a mother and a son working together in hopes of reaching their own vision of the great American dream. They invested all of Mrs. Marlowe's retirement money to open this bar.

Case No: BAC-153-13
Submitted at the 12.11.13
public hearing.

Perhaps many of you don't drink alcohol or are not bar-goers. But you cannot deny the very grim reality that small business owners face if they do not sell alcohol.

I do not live in Shreveport and I realize I am unaware of all of your zoning issues, but I was informed that this building had always been a bar in the past. Therefore, the Marlowes did not realize that getting their liquor license would be such a problem when they spent all of Mrs. Marlowe's retirement money.

The fact of the matter is, if Hotshots is not able to sell alcohol, you will be putting them out of business.

Perhaps you are wondering why I would care so much. It is because my brother Lieut. Col. Eric was killed in Iraq November 2, 2006. If hard-working people can't take the money they've saved their entire lives and simply try to open a small business that will support local musicians, then I don't know what my brother died for. He's not with us today. But I don't think he would like this one bit.

Perhaps your American dream is different. But this was theirs. They aren't doing anything wrong here. They just want the right to work for themselves. Without a liquor license, you aren't even giving them a chance to try.

I would also like to add that as an independent musician, you would be hard-pressed to find bar owners that are this kind and honest. I watched Mrs. Marlowe serve hot dogs and hamburgers all night to try and make back some of the money of the financial pit I am sure they are in.

I encourage you to stop into the bar and see all of the renovation work they have done: high-quality draft beer spouts that remain unused, a waterfall behind the bar which is turned off as there are no customers there to appreciate it.

Please consider giving Hotshots their liquor license. They are kind, hard-working and deserving people. If chain restaurants like Chili's can have liquor licenses, then I don't see why an independent business that wants to support community and live music, would not be.

Thank you for your time and consideration. You may call me directly at 979-450-0943 if you have any questions.

Kindest Regards,

Kristy Kruger

Sent from my iPhone






SLIPPER

Petition to open Hot Shots at 1911 Centenary Blvd












Action Petition for allowing alcoholic beverages to be sold at Hot Shots along with our food sales.

Petition Summary: Concerned neighbors and friends have been waiting for Hot Shots to open as a restaurant & bar for their convenience. Our business wants to serve this community to give back to the people and the businesses that are in the Highland and surrounding areas. Our business is also community oriented as far as social functions and activities with advanced notice. We are requesting with all due respect the permission of the citizens of Shreveport to allow us to serve alcohol on our premises during reasonable and operational hours. We are willing to meet with any organization pertaining to any concerns and/or matters relative to our establishment. Any further information will gladly and respectfully be available upon request.

Thanking you - Hot Shots

Date	Signature	Printed Name	Address	Comment
6/31/13		Edwin Stuber	Spout	Please grant Hot Shots a liquor license!
6/31/13		Bryan Manning	Blanchard	great operation
10/31/13		Kriston Roberts	Dogline	I love this place!!!
10/31/13		John R. Gaudin	Kerthville	This place is cool
10/31/13		Marie Mardouf	Shreveport	Love this place

Case No: BAC-153-13
Submitted at the 18-11-13
public hearing.





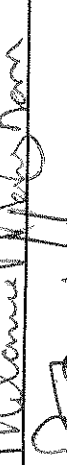
DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10/31/13		Destiny Pearson	215 Cash Point	
10/31/13		Danielle Cotant	Moongasport, LA	Please let them open! we need this!
10/31/13		Ryan Pearson	215 Cash Point	this would help business!
10/31/13		Mari A. Villalobos	7232 N. Tami Ln	WE NEED COMMUNITY COMING INTO THIS COMMUNITY!
10/31/13		Anthony Lanza	8348 Hawthorne	BRING MUSIC BACK TO SHAWNEE
10/31/13		Emily Trachsel	4988 Rockwood Dr	OPEN!
10/31/13		Allison Goodman	5815 Shore Branch Hwy	OPEN!
10/31/13		Raven Yelbrough	5063 Town North Dr	OPEN!!!
10/31/13		Johnathon Goodman	5815 Shreveport Blvd, Hwy	OPEN!
10/31/13		Jason Strange	10830 Cherrilane Keithville, LA 71047	Bring the drinks
10/31/13		Amy Strange	10830 Cherrilane Keithville, LA 71047	Bring the drinks

Petition to open Hot Shots at 1911 Centenary Blvd

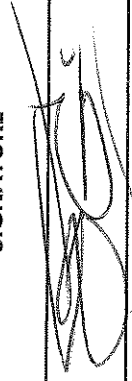



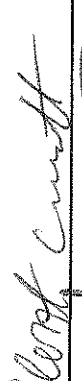






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Date	Signature	Printed Name	Address	Comment
10-26-13		David J. Fartherree	544 Stojanow St.	good luck guys.
10-26-13		Billy Baldwin	6584 Smith Ln.	
10-26-13		Crystal Datcher	1703 Highland Ave Apt 2	
10/31/2013		Melanie Magham	1800 Highland Ave	Please!
10.31.13		RYAN WATSON	4	Thanks.

Date	Signature	Printed Name	Address	Comment
10/31/13	Susan Antala	Susan Antala	925 Camille	Cool Place to Rock
10/31/13	Sarah Stalder	Sarah Stalder	657 Mary Jane	Love it
10/31/13	Sarah Stalder Brandon Hunt	8348 Breckinridge	657 Mary Jane Sam Conner	Good Luck!
	Austin Edmonds			
	Kyle Lee			
	Christie Camoreaux	Christie L		

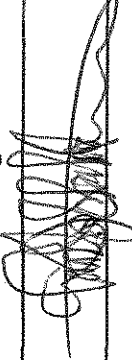




DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10-31-13		Thomas Chism	235 West 24th Shreveport, LA 71206	Good luck
10/31/13		Thomas Chism	Shreveport, LA	It's a good thing to be congratulated.
10/31/13		Elizabeth Gehl	159 E. College Street Shreveport, LA 71122	Good Luck.
10/31/13		Aaron Crank	159 E. College Shreveport, LA 71124	
10/31/13		Clint Auvrett		
11/1/13		Dustin Rhodes	749 Meadowdale Place Shreveport, LA	
11/1/13		Cary L. Moore	8200 Pines Rd 505 Shreveport, LA 71129	
11/1/13		Richard A. Holland	1210 College Str. Shreveport, LA 71104	I hope you'll get it.
11/1/13		DeLange W. Smith	1454 Hoffman 71101	Good luck!
11/1/13		Gordon Nurse	3831 Translata	Good luck.
11/1/13		Gordon Nurse	401 Rutherford	GEAUX

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Date	Signature	Printed Name	Address	Comment
3/10/13		C.S. Stalker	Elm St...	Well Yea.
10-31-13		David Gordon	279 S. Cathrine	
10-31-13		Chris Skinner	211 Boulevard	...thank you...
10-31-13		Ben Donatha	211 Boulevard	Great Place
10-31-13		Jeffrey Cobb	157 Amy Lane	

31 Oct 13	Veronica S. Atkins	Veronica M. Tiskie	7232 N. Jamison	That's what bring in the crowd!
31 Oct 13	Landi Reed	Cathy Kidd	2020 20 Valley	Spice to be! - view car

Date	Signature	Printed Name	Address	Comment
31/10/13	Dany Burt	Danny Burt	894 College St	its a bar???
31/10/13	B. R.	BRANDON ARCE	221 ARTHUR AVE	its a bar???
10/31/13	Amey B. W. W. W.	Amey W. W. W.	800 Chandler Rd	
10/31/13	Clay Bass	Clay Bass	890 Chandler Rd.	...the bar thing.
10-31-13	Jennifer S. S.	Jennifer S. S.	Rose Pl. B. C. C. 7112	
10-31-13	Darien G. G.	Darien Jeff	1901 Centenary Dr. Apt. F43	cool place
10-31-13	Travis Taylor	Travis Taylor	2626 D. Zell St.	Not a bar without it

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
10-31-13		Jean Robinson	745 Huron St Cincinnati	
10-31-13		Shane Taby	2019 parade support	
10-31-13		Audlon Colmay	745 Huron St.	Alcohol
10-31-13		MARCUS CARTER	1801 Jenkins	Alcohol
10-31-13		Kellie Hanville	5016 Sunflower	"
10-31-13		Reneca Riddle	6115 1/2 St Burton, LA	ALCOHOL
10-31-13		Regan Hwa/to	10835 Keith Bettler	Alcohol
10-31-13		Lacy Mansback	213 Queen street Houghton VA	yes please!
10-31-13		Jamie Hanville		
10/31/13		ALAN JONES	266 BUDDY BROWN RD MINDEN LA.	YESH!!!

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
11 Nov 13		Curt D Painter	703 Olive St	
12 Nov 2013		David Wessner	1702 E 80th Street	
11/1/13		Andrew Dyer	501 West 80th St	
11/1/13		Robin White	6144 Gateway Dr PMB 250 University TX 75162	
11/1/13		Daniel White	6144 Gateway Dr PMB 250 Kilgore TX 75662	
11/1/13		Susan Calib	850 Oak	
11/2		Todd Satterfield	2905 Weyman St	
11/2		Sarah Tisdale	628 Robinson Pl Shreveport, LA	This is Louisiana.
11/2		Margaret Hiers	303 Martin Circle Minden, LA 71055	
11-2-13		Chy Mess	3009 55th St San Diego CA	
11/2/13		Honor Smith	13541 Lakeshore Dr San Diego	
11/2/13		Molly Hrsley	515 Florence Ave Washington, DC 45177	

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
11/2		JIM REED	522 Merrick	CONF OK!!
11/2		Karin Deloach	628 Robinson	
11/2		Brandon Pinnett	3159 Terrace	We need this place!!!
11-7-13		John Fuller	6445 Sandhill Ave	
11-7-13		Patrick Williams	7841 Robs Rd.	OPEN!!!
11-7-13		DAVID STRANG	2337 Cresswell	NEEDS TO EXIST
11-8-13		BRENT NIX	6801 W 70 #114	WHAT A WASTE TO NOT SERVE
11-8-13		Freddy Anderson	111 E Topeka	Great Ideal
11-8-13		Bryan Adler	154 E. Topeka	great for us...
11-9-13		Jason Fletcher	1204 Beckwith Blvd	OPEN
11-9-13		Shaan Saib	1205 Beckwith Blvd	OPEN
11-9-13		Thomas Carsons	202 Fern St	Open

Petition to open Hot Shots at 1911 Centenary Blvd.

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Date	Signature	Printed Name	Address	Comment
11/13/13	<i>Lisa Jackson</i>	Lisa Jackson	Olive St.	
11/13/13	<i>Carl Tassin</i>	Carl Tassin	600 Klug River	American Business wanted
11/13/13	<i>Taylor Hall</i>	Taylor Hall		Shreveport/Bossier need the growing business
11/15/13	<i>Lisa Davis</i>	Lisa Davis		

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Date	Signature	Printed Name	Address	Comment
11/15/2013		Michael Baker		100%
11/15/2013		Paul Taylor		100% Support
11/15/13		Bryan Rap	1313 Dixon Rd Pineville LA	100% Support
11/15/13		Larey Jackson		100% Support
11/15/13		Candice Crompton		100%

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Date	Signature	Printed Name	Address	Comment
11-13-13	David R. Willis	David R. Willis		Help local Business
	Pamela Kaye Bradley	Pamela Kaye Bradley	7583 Beech St. Greenwood La	Help local Business
11-13-13	Charles McFarber	Charles McFarber		Help local Business
	Heather Oswalt	Heather Oswalt		
11-13-13	Caitan Payton	Caitan Payton		

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Date	Signature	Printed Name	Address	Comment
11-13-13	<i>Geffery Kyles</i>	Geffery Kyles	1520015 St	100%
11-13-13	<i>GARY ADDES</i>	GARY ADDES	8955 BRANDON DR	Help KOOLA BUSINESS
11-13-13	<i>WIKKI MESHELL</i>	WIKKI MESHELL	690 LINWOOD AVE	American Business owner
11/13/13	<i>Bobby Martinez</i>	Bobby Martinez	701 Washington	I Support you
11/13/13	<i>Carl Tassa</i>	Carl Tassa	6850 Klug Ave	American Business

Petition to open Hot Shots at 1911 Centenary Blvd

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Petition Summary: Concerned neighbors and friends have been waiting for Hot Shots to open as a restaurant & bar for their convenience. Our business wants to serve this community to give back to the people and the businesses that are in the Highland and surrounding areas. Our business is also community oriented as far as social functions and activities with advanced notice. We are requesting with all due respect the permission of the citizens of Shreveport to allow us to serve alcohol on our premises during reasonable and operational hours. We are willing to meet with any organization pertaining to any concerns and/or matters relative to our establishment. Any further information will gladly and respectfully be available upon request.

Thanking you - Hot Shots

Date	Signature	Printed Name	Address	Comment
11-13-13	Kelly P. LaGrone	Kelly P. LaGrone	3126 Beekmans #202 Shreveport La 71118	Support Local BUSINESS!!!
11-13-13		Chase E. Smith	452 Paxon Ave Shreveport La 71106	We need to support small business!!
11-13-13		Richard Cox	3020 Colquitt Rd #703 Shreveport 71118	I want to support local business
11-13-13		Howard ROSALIES	13995 S. HWY 67 N. Rd.	Support Local Businesses
11-13-13		Michael McGuire	120 Texas St #100 Shreveport	We need more small businesses!

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Date	Signature	Printed Name	Address	Comment
11-13-13	<i>C. Swasick</i>	C. Swasick	916 S. S. Saline	Support Americans w/ Local Buses
11-13-13	<i>Cassie Gorge</i>	Cassie Gorge	10001 Redd House #204	Support 100%
11-13-13	<i>Tony Tolefi</i>	Tony Tolefi	3506 Lannon	Support 100%
11-13-13	<i>Theresa Miller</i>	Theresa Miller	1825 Michoud St 8240 Goldenway Rd.	Support 100%
11-13-13	<i>Brandy Borne</i>	Brandy Borne	Shreveport La.	Support 100%






71129












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Date	Signature	Printed Name	Address	Comment
11-13-2013		Son W. Hall Sr	9321 Nighcrest Dr	Help Her
11-13-13		Super Houston	9082 Billingsbridge Shreveport LA	Help Her
11-13-13		Tonia King	8384 Star Meadow Shreveport, La.	we need new businesses in area
11-13-13		Emory McInnis	179 FORTAINVIEW SPOKE	HELP HER
11-13-13		Kathryn Leber	8451 Ridge Rd Keithville LA	HELP! HELLO!

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
11-15-13		Steven Bryant	8908 Melody Ln	Liquor is awesome
11-15-13		Shelta Porell	—	More Income
11-15-13		Norma Coleman	2522 West 79th	Liquor is the Beer is good.
11-15-13		Colton Gardner	6900 Burrumbeek Rd	Let's sell beer
11-18-13		Adam Gates	143 Lister St.	Sell Booz!!
11-20-13		Helen Keenan	1625 Centerville Ave	I want to purchase Booz
11-21-13		Jessa Gardner	No where?	Beer me
11-21-13		Dawn Hall	2205 Hollywood	—
11-21-2013		Jared Watson	5012 Sunflower Blvd, 71112	DON'T FORGET YOUR DINE AND
11-21-2013		Jen Rennie	366 Albert 71105	Bands need Beer, I like Bands.
11-21-13		Bradley Hare	2205 Hollywood	mmmm... I'm thirsty!

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
11/10/13	<i>[Signature]</i>	Jamie Bled	7841 Ricks Road CA Sagevort	OPEN!
11-12/13	<i>[Signature]</i>	Rick Clinton	Highland area	OPEN!!
11/12/13	<i>[Signature]</i>	Tonrad Chmielecki	2045 bertkows	
11/15/13	<i>[Signature]</i>	Paris Wren	4055 Hwy 169	OPEN! <i>[initials]</i>
Nov 15 2013	<i>[Signature]</i>	Josh Jones H'boro	Josh Hudeb	open
Nov 15 13	<i>[Signature]</i>	Justin Maynor	162 kayak st	Hurry UP!
Nov 15th	<i>[Signature]</i>	Davidson Clements	Loudon Lakeside	I want beer
Nov 15th	<i>[Signature]</i>	Hunter McClendon		We want BEER
Nov 15th	<i>[Signature]</i>	Kennick Richard		BEER Alcohol
Nov 15th	<i>[Signature]</i>	Paige Hellums		OPEN
Nov. 15th	<i>[Signature]</i>	Brittany Bennett	5705 East Exe	OPEN
Nov. 15th	<i>[Signature]</i>	Dwaine Maynor	Dwaine Maynor	Come on

DATE	SIGNATURE	PRINTED NAME	ADDRESS	COMMENT
Nov 15	Megan Rolf	Megan Rolf	1705 Cline A	Beer!!!
Nov 15	Carmen Woodard	Carmen Woodard	1705 Cline St	Beer is good + stuff
Nov 15	Kelsie Swaner	Kelsie Wagner	8393 Crown Road	Beer!!!!!!!
Nov 15	Adam Phillip	Adam Phillip	4803 Midway	Beer please!
Nov 15	Blake Max	Blake Maxwell	8393 Crown Road	Beer
	Jack Daniels	Jack Daniels		Whisky
November 15th	Erica Fleur	Erica Fleur	305 S. Highland Warden Ca	Helping local business
11/15	Hannah Standley	Hannah Standley	305 Avondale Cir. Bossier City, LA	Support local businesses
11/15	Sherry Strasser	Sherry Strasser	305 Avondale Cir. Bossier City, LA	↑
11/15	Nathan Strasser	Nathan Strasser	305 Avondale Cir. Bossier City, LA	↑
11-15	Tonya M. Lewis	Tonya M. Lewis	3019 Stagecoach Rd 71047 Kenner, LA	F Love You Ms. Pat
11-15	Jeanette Key	Jeanette Key	7100 Glen Lake Rd 6705 Shreveport, LA	↑

[illegible]

OPPOSITION



CONCERNS

December 4, 2013

Shreveport Metropolitan Zoning Board of Appeals
4th Floor, Government Plaza
Shreveport, Louisiana 71101

Re: Zoning Board of Appeals Case BAC-153-13
Evan Marlowe
1911 Centenary

Lady and Gentlemen:

The Board of Directors of the Highland Restoration Association (HRA) has voted to express concern about this application.

Our first concern is parking. A review of the site plan for the property shows use of a "parking lot" to the rear of the property to achieve the required parking. We have inspected that portion of the property, and it is basically an open field. It would not support all-weather parking, and it would not support striping that would last longer than the first rain. Should the Board grant the special exception use and variance in this case, we respectfully request that you make surfacing the back lot with concrete or asphalt and striping it consistently with the site plan be made conditions to the approval.

Secondly, we are concerned about whether the business, as shown in the site plan, can sustain the required 60% food, 40% alcoholic beverage ratio required for zoning as a restaurant. The site plan shows only four tables for food service, but two pool tables and a large bar. Frankly, it looks more like a bar than a restaurant. We understand that this applicant was denied approval of an application for a bar, and we want to make sure that the applicant uses the property for what the application represents.

Thank you for your attention to our concerns.

Very truly yours,

A handwritten signature in cursive script, reading "Tom Arceneaux", written over a horizontal line.

M. Thomas Arceneaux
President
536 Jordan Street
Shreveport, LA 71101

RECEIVED

DEC 4 2013

METROPOLITAN PLANNING
COMMISSION

BAC-153-13



OPPOSITION

METROPOLITAN PLANNING COMMISSION

Shreveport / Caddo Parish

BAC-153-13

RECEIVED

DEC 12 2013

505 Travis
P.O. Box 31109
Shreveport, LA 71130

Metropolitan Planning Commission Tel (318) 673-6480
Tel (318) 673-6475

JONES, MARY LOU NUCKOLLS / OR RESIDENT
107 DEVILLE PL
SHREVEPORT, LA 71115-2601



GEO #: 171306111016400

DATE: November 22, 2013

RE: Case No: BAC-153-13
APPLICATION: EVAN MARLOWE
PROPERTY LOCATION: EAST SIDE OF CENTENARY BOULEVARD 200 FEET NORTH OF
OLIVE STREET
1911 CENTENARY BLVD

DEAR PROPERTY OWNER: (IF NOT, PLEASE FORWARD TO CURRENT PROPERTY OWNER)

ALL PERSONS WISHING TO ATTEND THIS HEARING ARE INVITED TO BE PRESENT.

AS ONE OF THE OWNERS OF PROPERTY LYING WITHIN THE VICINITY OF THE SUBJECT
PROPERTY, YOU ARE HEREBY NOTIFIED THAT THE METROPOLITAN SHREVEPORT
ZONING BOARD OF APPEALS WILL HOLD A PUBLIC HEARING ON December 11, 2013
AT 1:00 PM AT 505 TRAVIS ST., GOVERNMENT PLAZA CHAMBER, GROUND FLOOR .

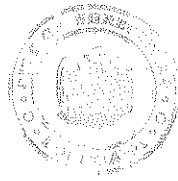
THIS HEARING WILL BE HELD FOR THE PURPOSE OF CONSIDERING THE APPLICATION
OF EVAN MARLOWE
FOR APPROVAL OF A SPECIAL EXCEPTION USE IN A B-2, NEIGHBORHOOD
BUSINESS DISTRICT, TO PERMIT A RESTAURANT TO BE LOCATED AT THIS
SITE WITH THE ON-PREMISE CONSUMPTION OF HIGH ALCOHOLIC CONTENT
BEVERAGES.

PLEASE NOTE - ANY LETTERS OR PETITIONS SHOULD BE SUBMITTED AT THE
PUBLIC HEARING. IF YOU ARE UNABLE TO ATTEND THE HEARING, THEY MAY
BE MAILED TO OUR OFFICE. ALL INFORMATION MUST BE RECEIVED NO LATER
THAN WEDNESDAY, THE WEEK PRIOR TO THE PUBLIC HEARING. AFTER THAT
DATE, YOU ARE RESPONSIBLE FOR SUBMITTING YOUR INFORMATION AT THE
PUBLIC HEARING.

I am against it

*Thank you
Mary Lou Nuckolls Jones*

*Metropolitan P.C.
P.O. Box 31109
505 Travis St
Shreveport La 71130*



The Council
City of Shreveport

ARTHUR G. THOMPSON
CLERK OF COUNCIL
POST OFFICE BOX 31109
SHREVEPORT, LA 71130

E-MAIL ADDRESS:
Arthur.Thompson@ci.shreveport.la.us
PHONE: (318) 673-5262
FAX: (318) 673-5270

January 6, 2014

Mr. Evan Marlowe
115 E Topeka St.
Shreveport, LA 71105

Subject: BAC-153-13: East side of Centenary Blvd., 200 Feet north of Olive Street,

Dear Mr. Marlowe:

Your appeal of the decision of the Shreveport Metropolitan Zoning Board of Appeals will be presented to the City Council at its regularly scheduled meeting at 3:00 p.m. on **Tuesday, January 14, 2014**. On that date (or some later date) the Council will either affirm, modify, reverse or remand the decision rendered in the above referenced case.

You are further advised that you (or any other interested party) may submit additional written comments summarizing your position. In order for written comments to become a part of the record and be considered by the Council, all written comments must be submitted to this office (Government Plaza, 4th Floor, 505 Travis Street, Shreveport, LA 71101) no later than 5:00 p.m. on **Thursday, January 9, 2014**.

If you have any questions regarding this information, please contact the Council Office at 673-5262.

Sincerely,

A handwritten signature in black ink, appearing to read "Arthur G. Thompson".

Arthur G. Thompson
Clerk of Council

AGT:mkr

xc: Mr. Tom Arceneaux, Highland Restoration Assn (536 Jordan, Shreveport, LA 71101)
Mrs. Samantha ? (144 Olive Street, Shreveport, LA 71104)

12/18/13

APPEAL

To: Mr. Arthur Thompson

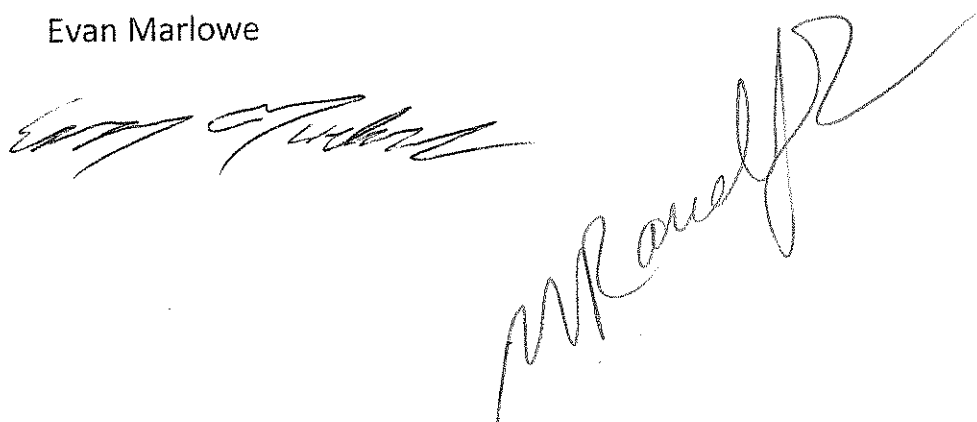
Clerk of Council

City of Shreveport

Re: BAC-153-13

The undersign appeals the decision of the Zoning Board of Appeals on December 11, 2013.

Evan Marlowe

A handwritten signature in cursive script, appearing to read 'Evan Marlowe', written in dark ink.

RECEIVED

DEC 19 2013

SHREVEPORT CITY COUNCIL

CASE NO. BAC-152-13: 3246 Montana
SHARON FREEMAN
Earnest Nelson, Jr.
East side of Montana Drive 150' south of Hawkins Street
Special Exception Use in an R-1H District
Mobile home

DRAFT

Representative and/or support:
Mrs. Sharon Freeman (3246 Montana)

There was no opposition present.

A motion was made by MR. WALTMAN, seconded by MR. WILLIAMS that since it has been determined that this application is improperly before the Board and does not require approval, it would be removed from the agenda.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. HOLLAND, STEWART, WILLIAMS, BERRY, WALTMAN and Mrs. OSBORN. Nays: None. Absent: Mr. COOPER.

CASE NO. BAC-153-13: 1911 Centenary
EVAN MARLOWE
Same
East side of Centenary Blvd. 200' north of Olive Street
Special Exception Use & variance in hours of operation in a B-2 District
Restaurant with the on-premise consumption of high alcoholic content beverages operating to 12 a.m.

Representative and/or support:
Mrs. Pat Marlowe (5025 Beechwood Hills Drive, Shreveport, LA 71107)

Speaking with concerns and/or opposition:

Mr. Tom Arceneaux, Highland Restoration Assn (536 Jordan, Shreveport, LA 71101)

Mrs. Samantha ? (144 Olive Street, Shreveport, LA 71104) No slip filled out

- Parking is not hard surfaced or striped; it actually looks like an open field
- The site plan shows only 4 tables for dining; this looks more like a bar with 2 pool tables and a large bar area than a restaurant.
- Since this is located in the middle of the neighborhood, a midnight closing time would be best

Comments by Corp. Russell Collins, Shreveport Police Department:

- The Vice Squad has made arrests at this site; someone in management was first cited, then later arrested
- Confirming with Vice Squad: There have been several "incidents" at this location. The applicant, Evan Marlowe, was issued a summons for no license to sell alcohol and for selling to minors. He was arrested and jailed for "disorder". All of this happened within the past 4 weeks.

Rebuttal:

- Mrs. Marlowe was not aware that someone had been arrested. She said she wasn't there so "it could have been a stranger arrested."

A motion was made by MR. WALTMAN, seconded by MR. WILLIAMS to deny this application, citing parking and various other problems, and noting that the floor plan submitted shows only 4 tables for dining (more like a lounge than a restaurant).

The motion was adopted by the following 6-0 vote: Ayes: Messrs. HOLLAND, STEWART, WILLIAMS, BERRY, WALTMAN and Mrs. OSBORN. Nays: None. Absent: Mr. COOPER.

CASE NO. BAC-154-13: 1309 Centenary
CENTENARY OYSTERS LLC
Joseph W. Cush, Jr. et al
SE corner of Centenary & Stoner
Special Exception Use & variance in hours of operation in a B-2 District
Restaurant with the on-premise consumption of high alcoholic content beverages operating to 2 a.m.

Representative and/or support:
Mr. Chase Boyden (541 Meadowbrook, Shreveport, LA 71105)
Mr. Joey Cush (Hidden Hollow, Shreveport, LA 71106)

- There was some confusion about what was applied for. The applicants actually preferred to have a lounge operating til 2 a.m.
- The applicant will decide if they wish to amend the application for readvertisement and reconsideration

Speaking with concerns and/or opposition:

Mr. Tom Arceneaux, Highland Restoration Assn (536 Jordan, Shreveport, LA 71101)

- There is no place for "spill over" parking except in the neighborhood behind this establishment
- Existing parking lot needs improvement

**METROPOLITAN SHREVEPORT ZONING BOARD OF APPEALS
SUMMARY MINUTES OF THE PUBLIC HEARING
DECEMBER 11, 2013**

A regularly scheduled public hearing was held by the Metropolitan Shreveport Zoning Board of Appeals on Wednesday, December 11, 2013, at 1:00 p.m., at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. Members meet for lunch prior to the public hearing.

Members Present

Alan Berry, Chairman
Betty Osborn, Secretary
Stacy Williams, Jr., Vice Chairman
Robert Stewart
Rick Holland
Jason Waltman

Staff Present

Stephen Jean, Senior Planner
Roy Jambor, Senior Planner
Alan Clarke, Zoning Administrator
Ione Dean, Senior Planner
Diane Tullios, Office Administrator
Dara Sanders, Master Plan Administrator

DRAFT

Members Absent

Eddie Cooper

Others Present

Kosha Gilbert, Assistant City Attorney
Corp. Russell Collins, SPD

Bus Tour

Tour was cancelled; members were encouraged to tour sites.

► **CHAIRMAN'S OPENING COMMENTS**

The meeting was called to order and the procedure for hearing the applications on today's agenda was explained. Speakers were requested to give their name, mailing address, and to speak clearly into the microphone for the benefit of those present.

All decisions rendered by the Zoning Board of Appeals are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Zoning Board of Appeals.

Comments on any item not on the agenda nor scheduled for public hearing on this date, will be limited to 3 minutes and heard prior to the Board's deliberations session.

► **APPROVAL OF MINUTES**

A motion was made by MR. WALTMAN, seconded by MR. WILLIAMS to approve the minutes of the November 13, 2013 public hearing as submitted.

The motion was adopted by the following 5-0 vote: Ayes: Messrs. HOLLAND, STEWART, WILLIAMS, BERRY, WALTMAN and Mrs. OSBORN. Nays: None. Absent: Mr. COOPER.

► **PUBLIC HEARING**

CASE NO. BAP-22-13: 5700 blk LA Hwy. 1 (N Market)

WAL-MART REAL ESTATE BUSINESS TRUST

James & Laura Clark

SW corner of Northport Blvd. (dedication) & LA Hwy. #1 AND - a tract of land being 550' south of said corner

Special Exception Use & variances in the hours of operation and off-street parking in a B-3 District

Wal-Mart Supercenter with package liquor sales operating on a 24-hour basis and a fueling station

At the November 13th meeting this case was deferred & continued to the December 11, 2013 public hearing

Representative and/or support:

No name or address given & no slip filled out

There was no opposition present.

A motion was made by MR. WALTMAN, seconded by MR. STEWART to defer and continue this application to the February 12, 2014 public hearing per the applicant's request.

The motion was adopted by the following 6-0 vote: Ayes: Messrs. HOLLAND, STEWART, WILLIAMS, BERRY, WALTMAN and Mrs. OSBORN. Nays: None. Absent: Mr. COOPER.